

# *Why Character Preservation?*



*Oakwood Historic District  
Today*





# NORTH CAROLINA STATE CAPITAL PLAN

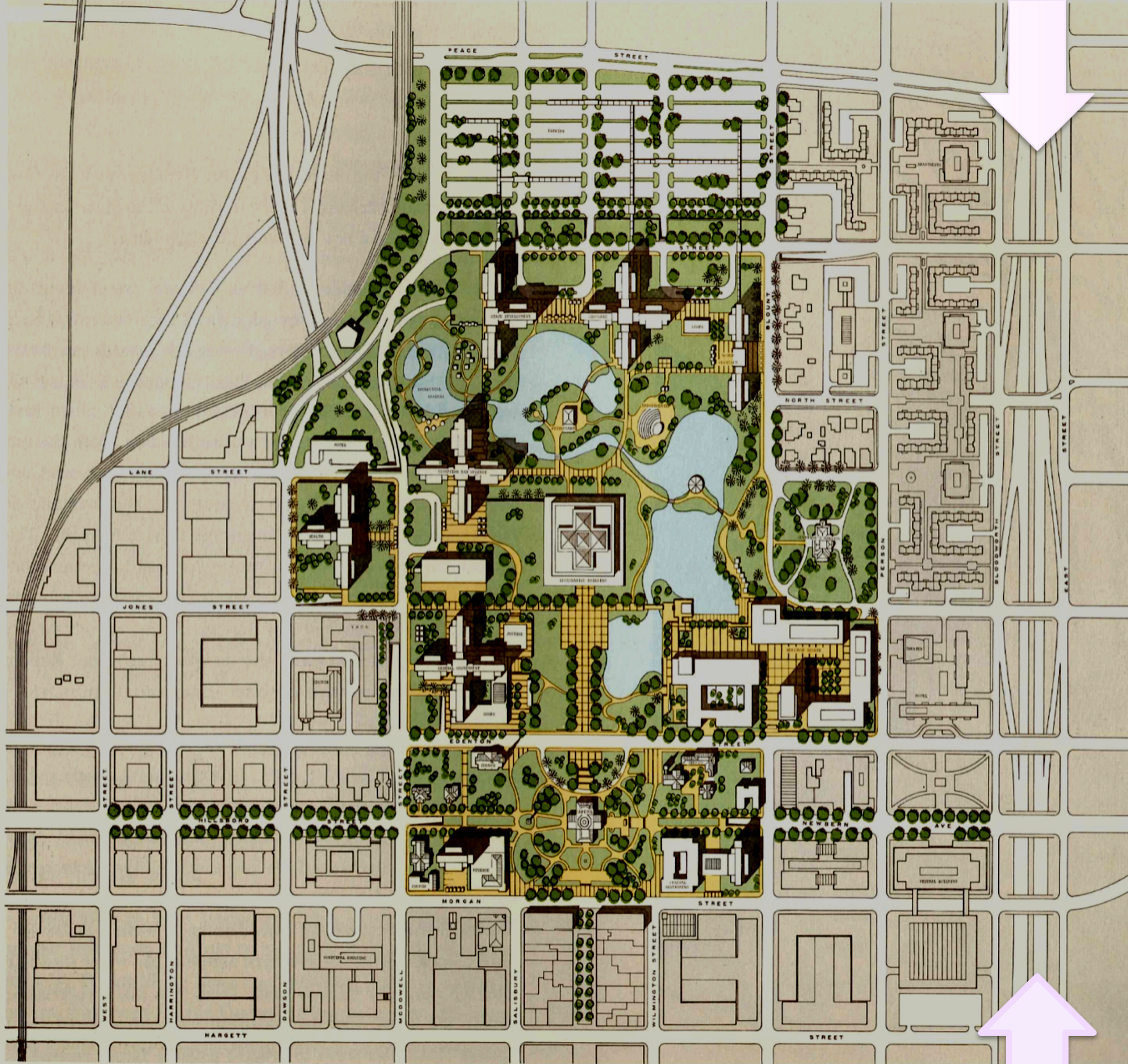


ADOPTED BY THE STATE CAPITAL PLANNING COMMISSION

1965



Highway  
between  
East and  
Bloodworth  
Streets



NORTH CAROLINA STATE CAPITAL CENTER YEAR 2000





*Capital Boulevard 1980s*



*21<sup>st</sup> Century Preservation  
Issues and Tools*



*Teardowns  
and  
Out-of-Scale Infill*





*Study: existing  
properties in  
close proximity  
to teardowns  
lose as much as  
24% of their  
value*

*Property Rights? Whose Property Rights?!?*













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*Tools:*

*Historic Districts*  
*(new variations)*

*Preservation Easements*  
*(Private Agreements)*













*Williams House, Raleigh*





*Kampfoefner House, Raleigh*





*Kamphoefner House, Raleigh*



*Why Character  
Preservation?*